



**TAB**  
Technical Assistance  
to Brownfields

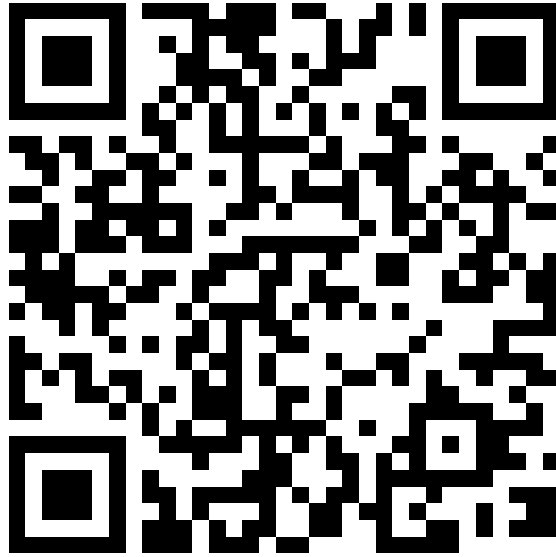
**KANSAS STATE**  
UNIVERSITY

# 2026 Montana Brownfields Workshop

# Thank You to Our Sponsors!



# Workshop Materials



**Use the QR Codes to access workshop materials, slides,  
and more!**

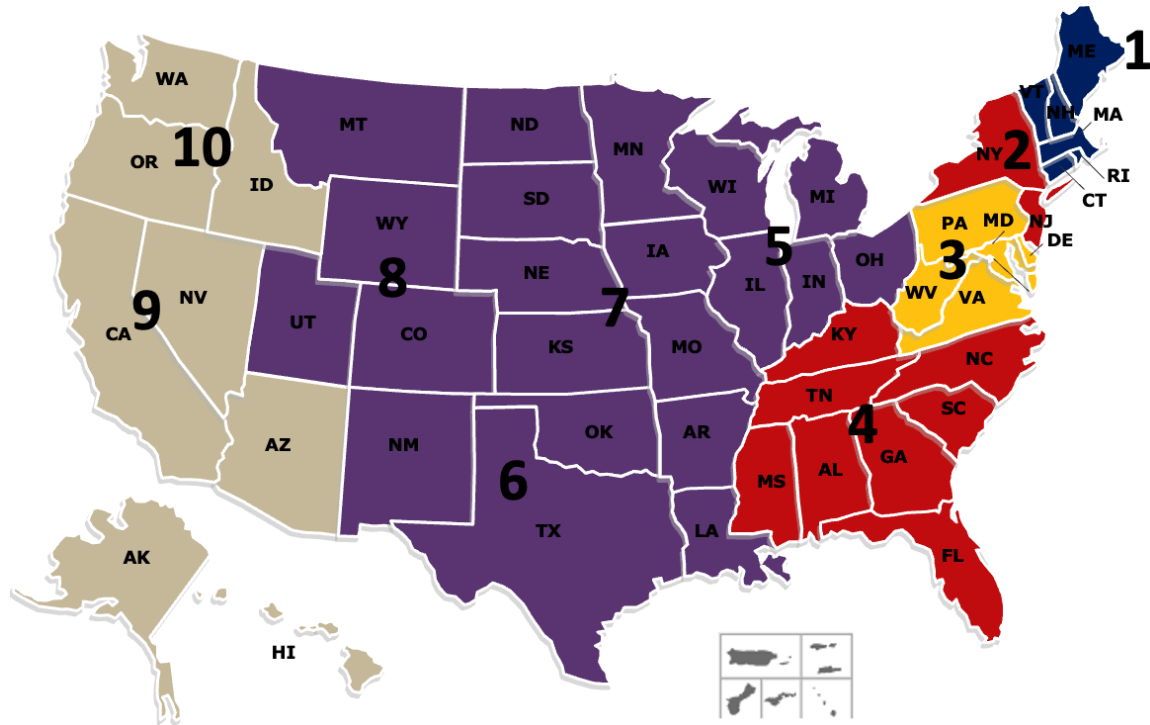


# Day 1 Workshop Agenda

- **1:30-2:00** – Welcome and Introductions
- **2:00-2:30** – Brownfields Refresher
- **2:30-3:30** – The CERCLA of Life: A Deep Dive into CERCLA
- **3:30-3:45** - Break
- **3:45-4:30** – Dealing with “Empty Lot Syndrome”
- **4:30-5:00** – Montana Brownfields Revitalization Act
- **5:00-5:15** – Final Questions and Wrap-Up
- **5:30-7:00** – Happy Hour and Trivia



# Technical Assistance to Brownfields (TAB)



## What is TAB?

- A national program funded by U.S. EPA
- Services provided are **FREE** and tailored to address specific community needs
- Assist communities and tribes with the brownfield assessment, cleanup and redevelopment process
- Planning, environmental and economic development expertise
- Webinars, workshop, e-tools (e.g., BiT, TAB EZ) and online resources
- And much, much more...

## Who are the TAB Service Providers?

[University of Connecticut](#) EPA Region 1

[New Jersey Institute of Technology \(NJIT\)](#) EPA Regions 2 & 4

[The West Virginia University](#) EPA Region 3

[Kansas State University](#) – EPA Regions 5, 6, 7 & 8

[Center for Creative Land Recycling \(CCLR\)](#) EPA Regions 9 & 10



# Technical Assistance to Brownfields (TAB)



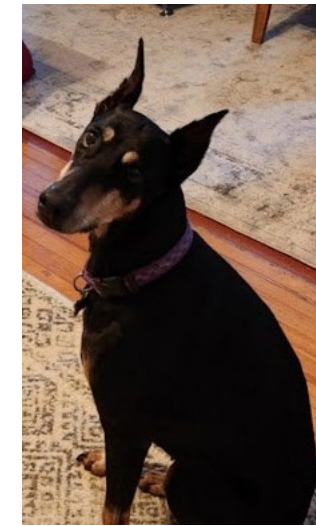
**Scott Nightingale**  
EPA Region 6 Director



**Maggie Belanger**  
EPA Region 8 Director



**Kate Lucas, AICP**  
EPA Region 8  
Assistant Director



## **28 years at EPA in water permitting, stormwater regulations, diesel emissions grants, air quality planning, and BROWNFIELDS**

GREG DAVIS, BROWNFIELDS PROJECT OFFICER

FOCUS AREAS:

RLF/ASSESSMENT/CLEANUP GRANTS, STATE & TRIBAL GRANTS, POLICY DEVELOPMENT

GRANTEE AREAS:

MONTANA DEQ, CENTRAL & WESTERN MONTANA, SOUTHWEST COLORADO



*Greetings from*

**MONTANA**

*Brownfields Program*

Before



Butte, Montana

After



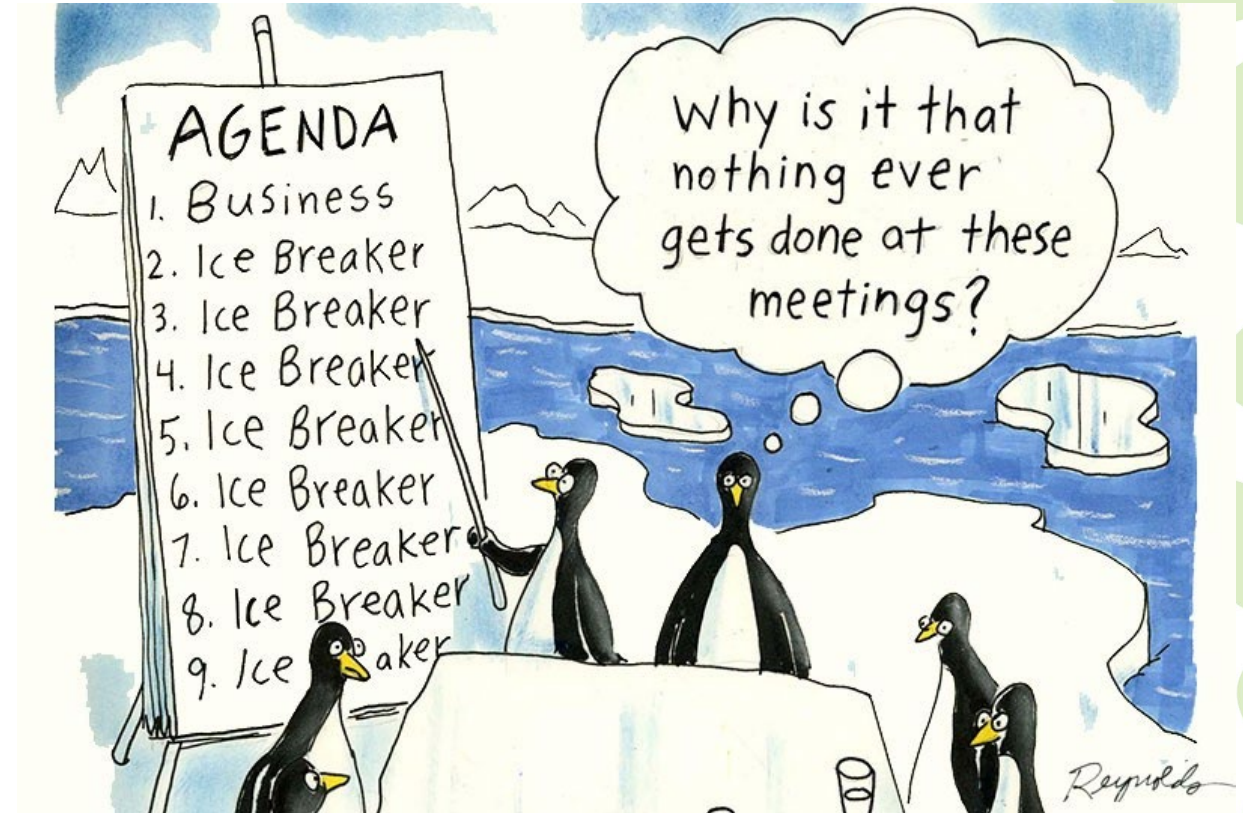
*Project in your community - Uptown Dairy Queen*



**DEQ**  
MONTANA

# Now Let's Hear from You!

- Your name
- Your organization
- Where you're based
- What you're hoping to learn from this workshop
- Your favorite ice cream flavor OR your preferred pizza toppings



# We Want to Hear Your Feedback

Please provide feedback on today's event:

1. Click this link  
[https://kstate.qualtrics.com/jfe/form/SV\\_ekPNuFkx8VJgZnk](https://kstate.qualtrics.com/jfe/form/SV_ekPNuFkx8VJgZnk)
2. **OR** Scan this QR image from your smartphone



# Contact Info

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[ksutab.org](https://ksutab.org)

# Brownfields Refresher

**WESTERN AUTO**

ROSE-TALBERT

**Jason Seyler, George Williams, & Cort Walsh  
MT DEQ Brownfields Coordinators**

**<https://deq.mt.gov/cleanupandrec/Programs/brownfields>**

# Roadmap

- What is Brownfields?
- Why Brownfields?
- What does Brownfields do?
- Brownfields Eligibility
- Funding
- What makes the dream work?

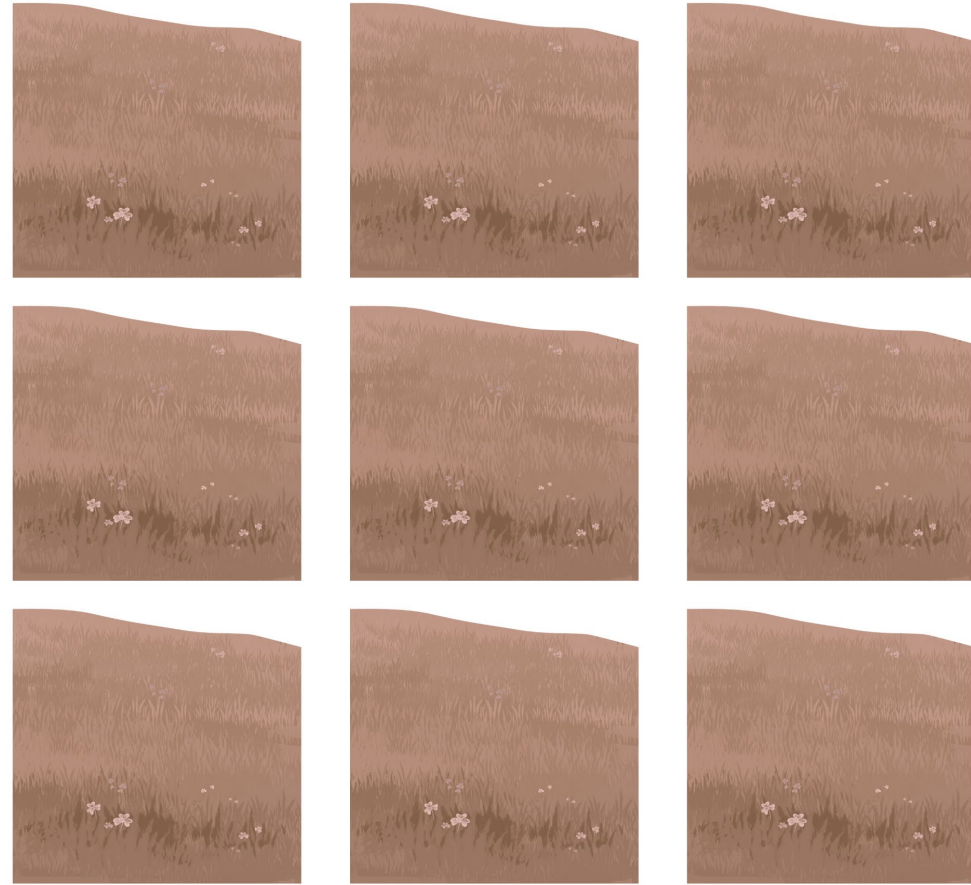
# What is Brownfields? Where do I put the “s”?

Brown's field



VS

Brown fields



# What is Brownfields?

EPA's official definition:

“real property, expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant”

For the intent and purpose of this presentation:

“redevelopment” = expansion, redevelopment, or reuse of properties.

# What is Brownfields?



Before, an abandoned downtown department store



Today, a library

Before, an abandoned gas station



Today, a real estate office

Before, an abandoned auto service station



Today, a Dairy Queen

Before, a former gas station turned vacant lot



Today, a new Starbucks

# Why Brownfields?

new development “greenfields”

vs

redevelopment “brownfields”

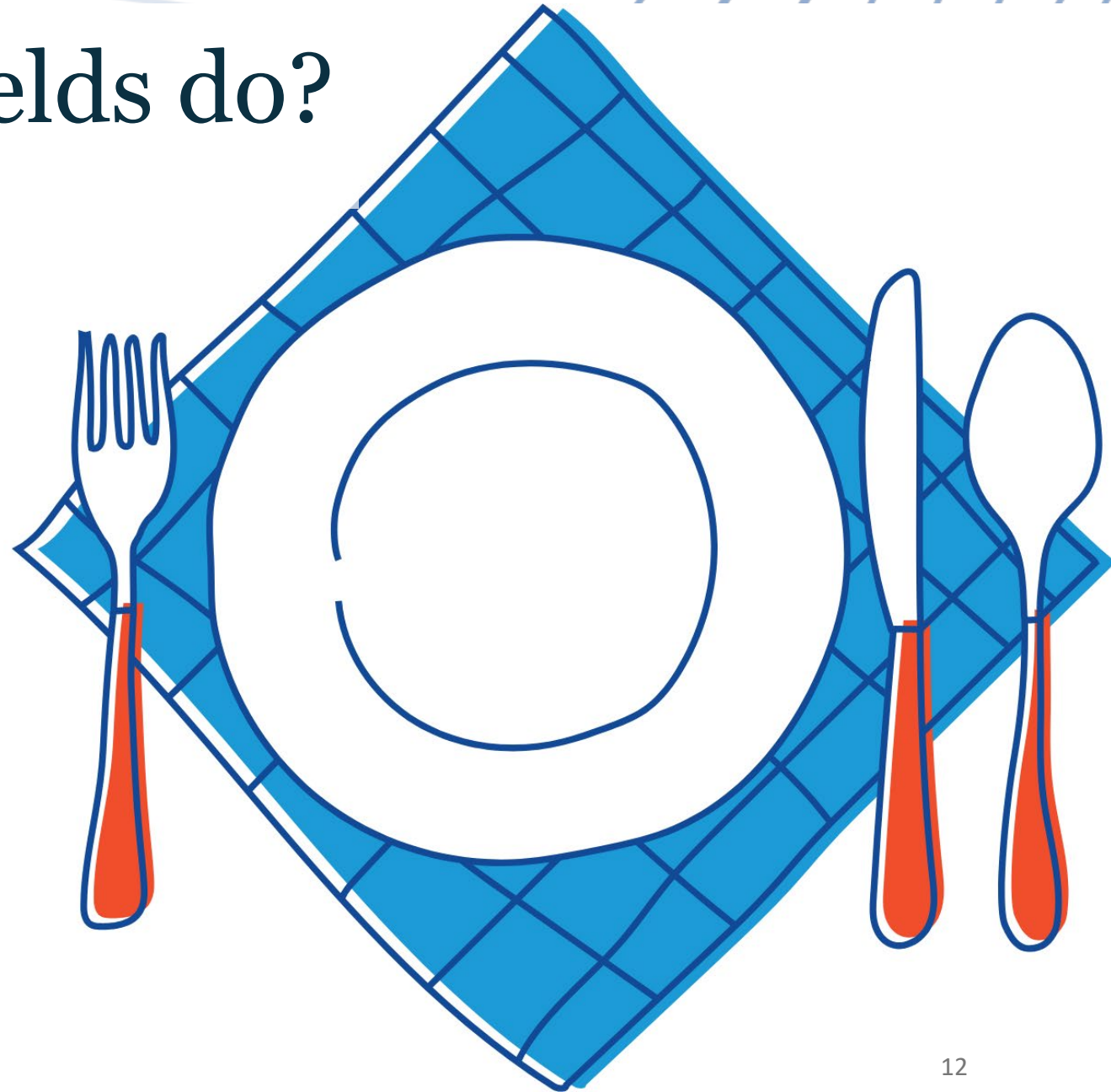


# Why Brownfields?

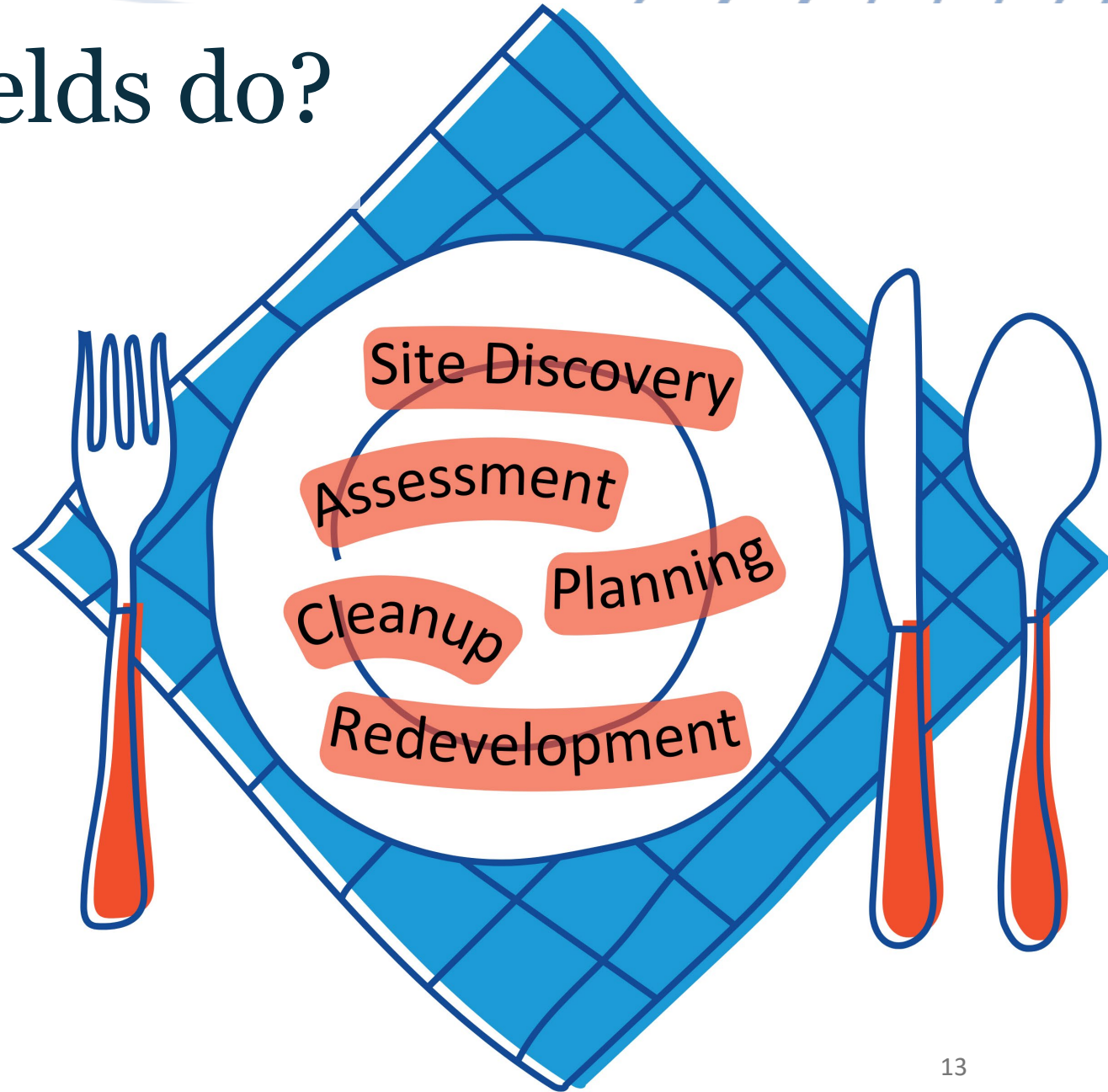
Brownfields can help communities revitalize these underutilized properties



# What does Brownfields do?



# What does Brownfields do?



# What does Brownfields do?

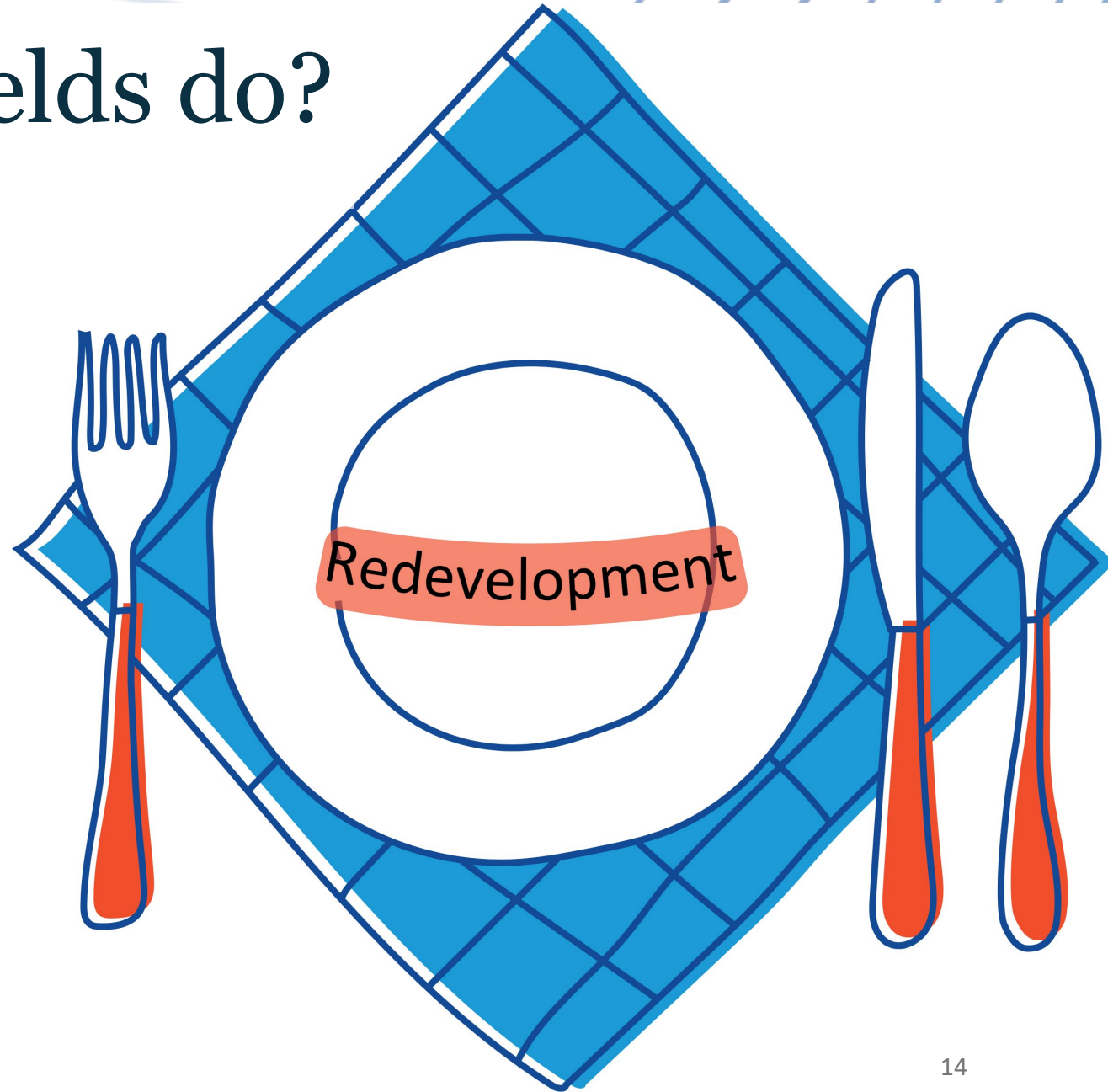


Site Discovery

Assessment

Planning

Cleanup



# Assessments

- Phase I ESA
- Phase II ESA



# Phase I ESA



# Phase II ESA



# Cleanup Planning



# Site Eligibility Requirements

- Be a clear benefit to the community
- No responsible party for the contamination
- Applicant must not have contributed to the contamination
- Must meet the definition of a brownfields site



# Eligible Entities

- Tribal governments
- Non-profit organizations
- Economic development organizations
- State agencies
- Local governments
- Private entities\*

*\*Please note that private entities are special circumstances*



# Eligibility process: What do you need?

- Submit:
  - Montana DEQ TBA
  - Signed Access Agreement with the **current owner**
  - Property deed



# Funding

## Planning, Environmental Assessment, and Cleanup Assistance

The State of Montana has two primary funding sources:

- Federal funds
- State funds

State Funds –  
\$200,000 per year for  
2 years



# Teamwork makes the dream work

Communities

*KSU TAB*

EPA

Tribes

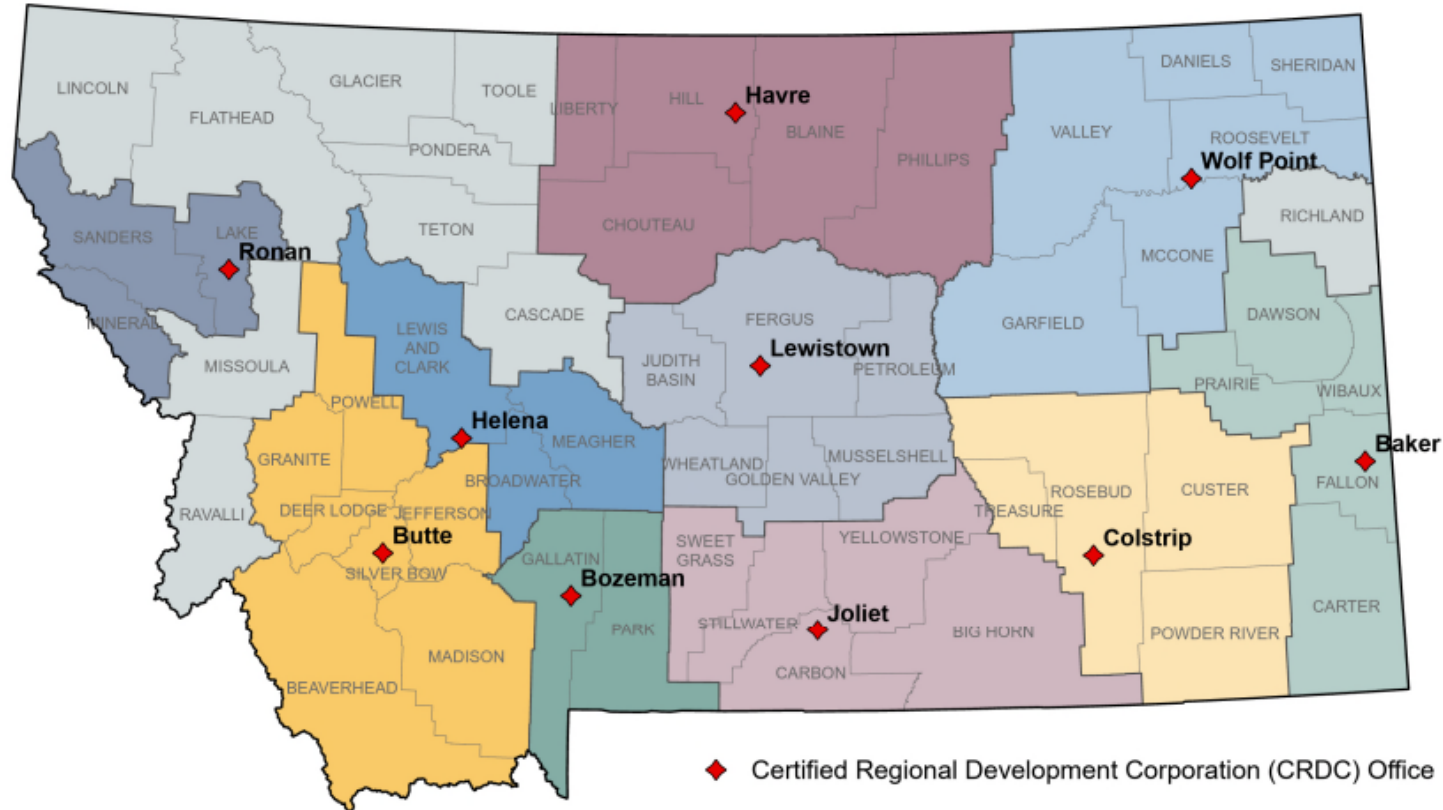
Montana DEQ

Economic Development  
Corporations

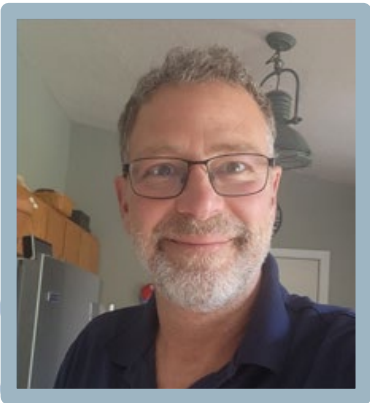
QEPs

Applicants

# Certified Regional Development Corporation



- Bear Paw Development Corporation  
Havre - 406-265-9226
- Great Northern Development Corporation  
Wolf Point - 406-653-2590
- Montana Business Assistance Connection, Inc.  
Helena - 406-447-1510
- Southeastern MT Development Corporation  
Colstrip - 406-748-2990
- Locally Managed
- Beartooth Resource Conservation & Development Area, Inc.  
Joliet - 406-962-3914
- Headwaters Resource Conservation & Development Area, Inc.  
Butte - 406-723-4349
- Prospera Business Network  
Bozeman - 406-587-3113
- Snowy Mountain Development Corporation  
Lewistown - 406-535-2591
- Eastern Plains Economic Development Corporation  
Baker - 406-853-6471
- Lake County Community Development Corporation (dba Mission West Community Development Partners)  
Ronan - 406-676-5901



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406-444-6639

# EPA and KSU



# TAB

Technical Assistance  
to Brownfields

# Thank you for your time! Questions?

Contact any of us at DEQ  
Brownfields!

Our general email is:  
[deq.brownfields@mt.gov](mailto:deq.brownfields@mt.gov)

This QR code brings you directly to  
the DEQ Brownfields website



# The CERCLA of Life

A history of  
CERCLA  
focusing on  
Brownfields





## The Problem (Pre-1980)

- Widespread contamination
- No federal framework

# The Superfund Process



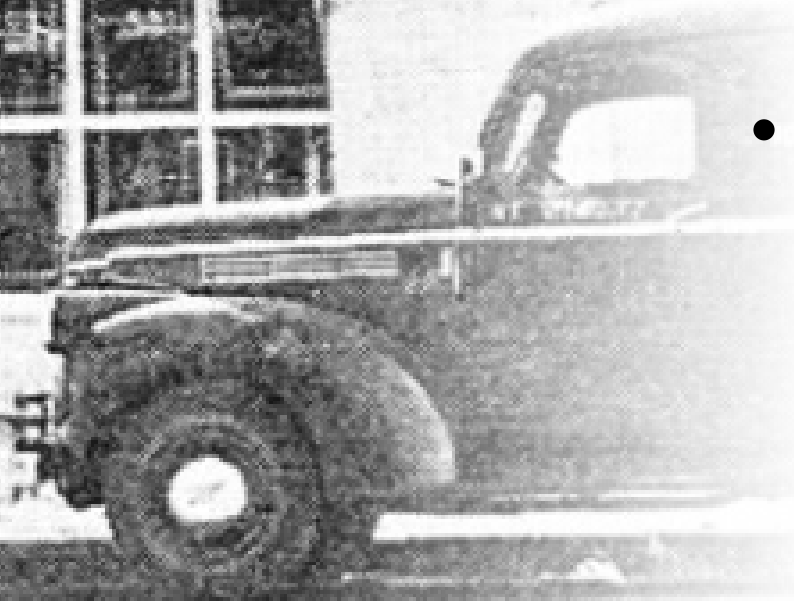
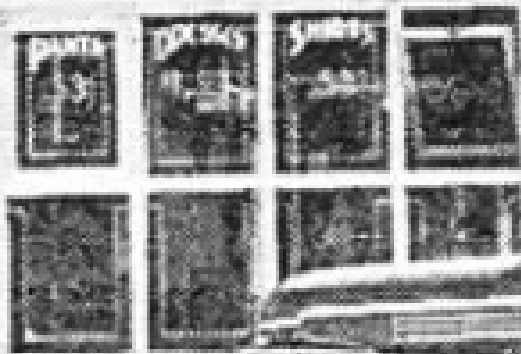
CERCLA  
Enacted  
(1980)

- Superfund created
- EPA authority
- Strict liability

UNION  
NEVELAZQUEZ  
CLEANERS

SCIENTIFIC

DRY C



## Early Challenges

- Litigation heavy
- Redevelopment discouraged by “Strict, joint, and severable” liability

# Brownfields Problem

- Abandoned sites
- Liability barriers





## Brownfields Law (2002)

- Grants created
- Liability protections created
- Emphasis of risk-based cleanup standard

**Montana Risk-Based  
Action Guidance  
Released**



# Regulatory Framework

- AAI Rule
- ASTM standards for assessment

# Inclusion of Gas Stations

- RCRA responsible party framework incorporated into CERCLA





EPA

Award grants, offer technical assistance and provide tools and guidance



States and Tribes

Set cleanup standards, develop environmental policy and oversee and approve site cleanup and reuse decisions



Community or Nonprofit

Use EPA grants, technical assistance and other federal, state and local funds

## State Role

- Primary oversight
- Establishment of CERCLA 128a grants
- Voluntary cleanup programs

# Challenges

- Funding gaps
- Low property values
- Capacity limits





811

properties  
assessed



162

properties  
cleaned up



\$636

million  
leveraged



4,461

jobs created

# MT Brownfields Program Impact



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# Break

## 3:30-3:45

**Talk to a neighbor about how they got started in brownfields**

# DEALING WITH 'EMPTY LOT (AND BUILDING) SYNDROME'

## L&L BUILDING

Billings, MT

## HOME ON THE RANGE

Billings, MT  
Billings, MT

## KLOS BUILDING

Billings, MT

## ARVON BLOCK

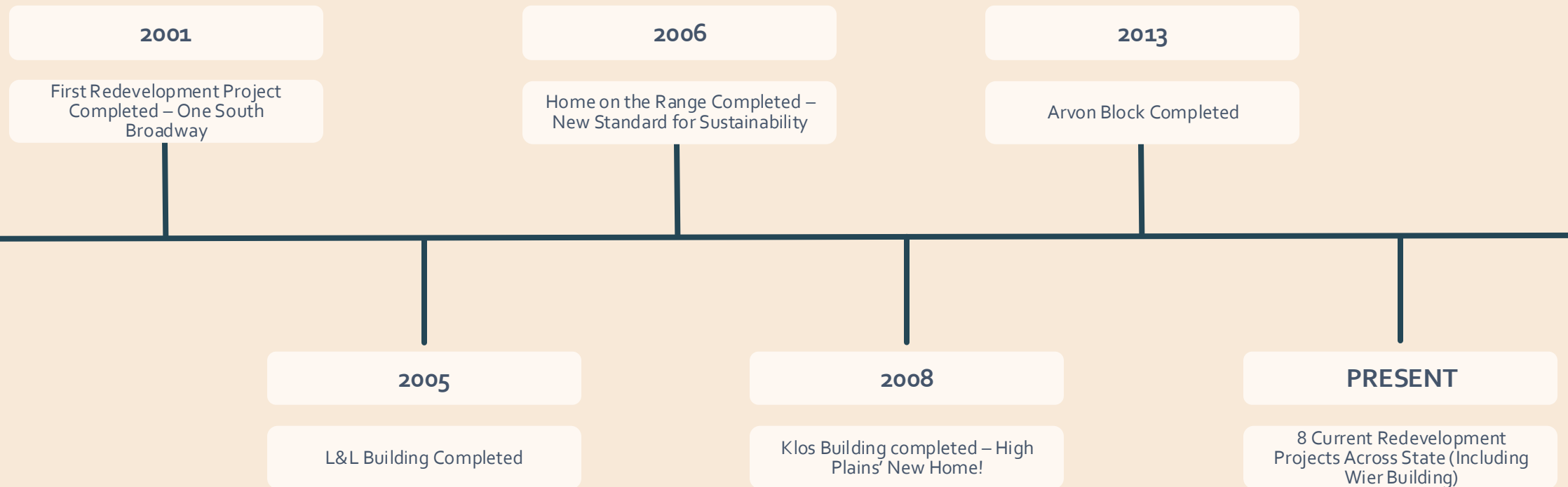
Great Falls, MT

## WIER BUILDING

Roundup, MT

## KEYS TO REDEVELOPMENT SUCCESS

# PROJECT TIMELINE



# L&L BUILDING - BILLINGS

Historic Tax Credit Project | TIF Grant

BEFORE



AFTER



## Lesson Learned:

Never assume a building must be torn down

# HOME ON THE RANGE - BILLINGS

First LEED Platinum Building in 5 State Region

BEFORE



AFTER



## Lesson Learned:

The “green” approach can, and should, save money compared to conventional new construction

# FINANCIAL MISCONCEPTIONS

“Why not just tear it down?”

Conventional Approach (Estimates*)		Green Building Approach (HOTR Actual)	
Property	\$ 182,500	\$ 182,500	Property
Professional Services (10%)	\$ 134,790	\$ 122,000	Professional Services
Demolition	\$ 70,500	\$ 15,000	Deconstruction (partial)
New Construction	\$ 1,156,700	\$ 839,200	Renovation
-		\$ 66,200	Renewable Energy Systems
Site Improvements	\$ 191,200	\$ 165,700	Site Improvements
-		\$ 12,800	LEED-related costs & fees
<b>TOTAL CAPITAL COSTS</b>	<b>\$1,735,690</b>	<b>\$1,403,400</b>	<b>TOTAL CAPITAL COSTS</b>

**Net upfront savings: \$331,790**

# KLOS BUILDING - BILLINGS

Historic Tax Credit Project | LEED Platinum

## BEFORE



## AFTER



### Lesson Learned:

Historic Buildings are often well-suited to become high performance buildings: designed for daylighting and natural ventilation

# KLOS BUILDING - BILLINGS

Historic Tax Credit Project | LEED Platinum

## BEFORE



## AFTER



# ARVON BLOCK – GREAT FALLS

Historic Tax Credit Project

BEFORE



AFTER



## Lesson Learned:

A building can be saved even after 40 years of leaking!

# ARVON BLOCK – GREAT FALLS

Historic Tax Credit Project

BEFORE



AFTER



# WIER BUILDING - ROUNDUP

KSU TAB | Current Redevelopment Project



# WIER BUILDING - ROUNDUP

KSU TAB | Current Redevelopment Project

## BEFORE



## CURRENT (ONGOING)



### Lesson Learned:

Historic buildings often provide opportunities to address the current needs of smaller communities



**HISTORIC  
TAX CREDITS**  
Work with SHPO early  
and often



**OPTIMISM**  
The project should be  
done, and can be done



**EXPERIENCE**  
Project partners,  
consultants, or  
mentors



**REMEDICATION  
ASSISTANCE**  
KSUTAB is the ideal  
starting place

# TOOLS FOR SUCCESS

# QUESTIONS?



Stapleton Building - 2006



# MONTANA BROWNFIELDS REVITALIZATION ACT

REP PAUL TUSS

BEAR PAW DEVELOPMENT

JASON SEYLER

DEQ BROWNFIELDS

April 9, 2026



# Montana Brownfields Revitalization Act (MBRA)

1. History of MBRA
2. Intention of MBRA
3. MBRA & BF RLF Partnerships
4. Current Sites
5. Supporting next year's legislative efforts



# Montana Brownfields Revitalization Act

**MBRA – Provides Eligible Entities (Public & Non-Profits) with direct “TBA” assistance**

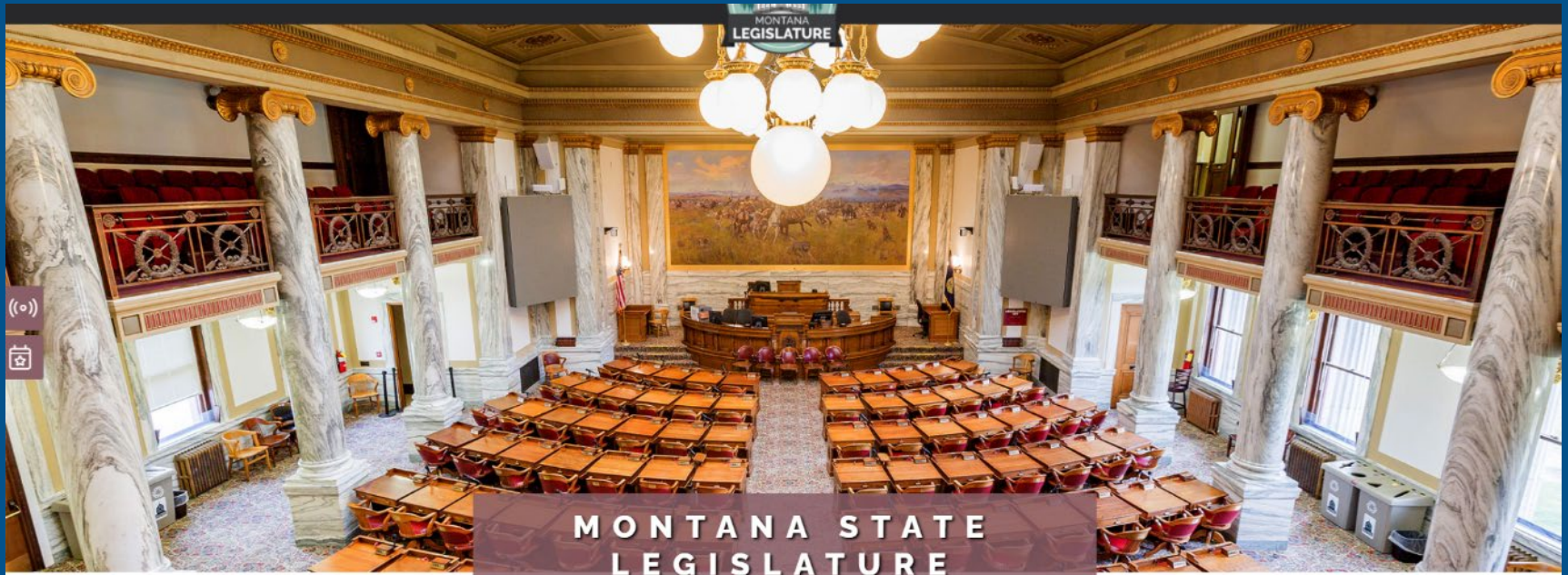
- **Investigation and cleanup of petroleum or hazardous substances**
- **Removal of underground tank systems**
- **Demolition of structures**



# Montana Brownfields Revitalization Act

## MBRA:

- Provides \$200,000 for FY26 & FY27. \$400,000 Total
- Montana 70<sup>th</sup> Legislature begins January 4, 2027



# The Intention of MBRA

- **Assists with ineligible Brownfields activities (e.g. demolition)**
- **Fill gaps in federal Brownfields funding**
- **Support Local Brownfields programs**



# MBRA – Supporting Local Brownfields



?



City

?



DEQ Brownfields



Brownfields RLF

Who should a Community or Non-profit call?

# Supporting Local Programs

- How can we collaboratively leverage Local and State Funding???
- Avoid competition
- Increase local RLF participation and cooperation



+



+

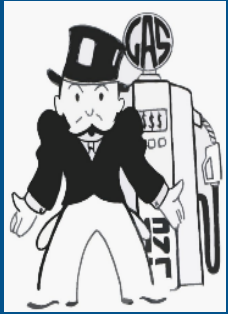


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DEQ Brownfields

# MBRA – Leveraging Brownfields



City



Brownfields RLF



DEQ Brownfields

## Why not Both???



<b>Total Cleanup</b>	<b>\$100,000</b>
RLF Subgrant	\$50,000
<b>RLF Loan</b>	<b>\$50,000</b>
MBRA grant (to pay off loan)	\$50,000
Total Out of Pocket Costs	\$0

# MBRA – Leveraging Brownfields



\$ to pay contractors



City

\$ RLF Grant



\$ RLF Loan



\$ MBRA covers RLF loan



\$ MBRA grant



Guarantee for Reimbursement

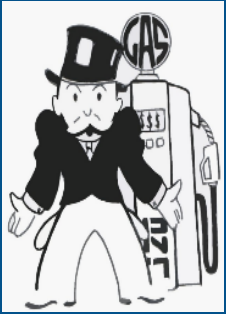


DEQ Brownfields



Brownfields RLF

# MBRA – Leveraging Brownfields



City



Brownfields RLF



DEQ Brownfields

## What's the benefit?

- Community gets a site cleaned up
- RLF Grantee gets a loan
- MBRA shows a multiplier of leveraging Federal Cleanup Funds
  - From \$400,000 to \$800,000+
- Revolved Money: ½ can be re-granted and ½ re-loaned
- Show the Legislature the importance of MBRA funding



# MBRA – Current Projects



## Phoenix Building - Butte

- Headwaters RC&D Brownfields = \$75,000 grant and a \$675,000 RLF loan
- MBRA = \$75,000 grant to pay off a portion of loan



# MBRA – Current Projects

## Phoenix Building - Butte

- \$750K HUD Grant + \$200K Uptown Butte Grant + \$1.3M Construction Loan
- 3rd floor into 15 low-income apartments
- 4th and 5th floors into short-term accommodation
- 6<sup>th</sup> floor TBD



# MBRA – Current Projects

## Rose Hill – East Helena

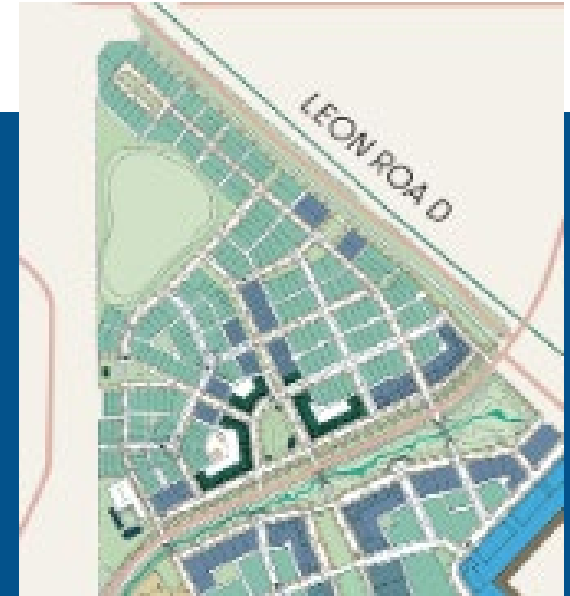
- MBRA = \$75,000 grant to cleanup to residential
- Leverage = \$200,000 in private cleanup funds



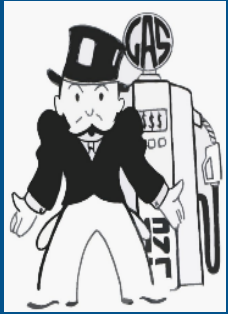
# MBRA – Current Projects

## Rose Hill – Phase 1

- Results
  - 72 acres cleaned up
  - 281 affordable residences
- Leveraging
  - \$5.7 million in redevelopment
  - \$10-12 million in municipal bond



# MBRA – Leveraging Brownfields



City



Brownfields RLF



DEQ Brownfields

## The Ask?

Send us your “juiciest” Sites (high ROI)

- Need to have money spent/obligated by January 2027 to advocate for future funds.
- Sites with existing redevelopment ROI or high community benefit
  - Housing, Public Services, etc...



# MBRA – Legislative Support

## How can we help?



- Montana 70<sup>th</sup> Legislature begins January 4, 2027



DEQ Brownfields



Brownfields Grantees



MBRA

# Thank You!





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# Final Questions?

# Day 2 Workshop Agenda

- **9:00-9:30** – Doors Open
- **9:30-9:45** – Welcome and Recap of Day 1
- **9:45-10:15** – KSU TAB Services and Projects
- **10:15-10:30** - Break
- **10:30-11:30** – Success Stories
- **11:30-12:30** – RLF Technical Assistance and Panel
- **12:30-1:00** – Lunch
- **1:00-1:45** – Mines and Mine-Scarred Land Reclamation
- **1:45-2:00** – Break
- **2:00-3:00** – Roundtable Discussion: Calculating ROI
- **3:00-3:30** – Final Questions, Evaluations, and Wrap-Up



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